IT IS HEREBY ADJUDGED and DECREED this is SO ORDERED.

Dated: January 18, 2011

SARAH S. CURLEY
U.S. Bankruptcy Judge

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10-54522

IN THE UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF ARIZONA

IN RE: Arturo Garza and Karla P. Garza Debtors.	No. 2:10-BK-38468-SSC Chapter 7 ORDER (Related to Docket #16)
U.S. Bank National Association, as Trustee for the holders of Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2005-4 Movant, vs. Arturo Garza and Karla P. Garza, Debtors, Constantino Flores, Trustee. Respondents.	

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real property which is the subject of a Deed of Trust dated March 8, 2005 and recorded in the office of the Maricopa County Recorder wherein U.S. Bank National Association, as Trustee for the holders of Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2005-4 is the current beneficiary and Arturo Garza and Karla P. Garza have an interest in, further described as:

> LOT 7, LOOKOUT CANYON ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTRY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 322 OF MAPS, PAGE 10.

IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if Debtors' personal liability is discharged in this bankruptcy case.

IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter to which the Debtor may convert.